



County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION • LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
<http://cao.lacounty.gov>

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June 12, 2007

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**GRAND AVENUE PROJECT, PHASE I, PARCEL Q
SCHEMATIC DESIGN DRAWING APPROVAL
(ALL DISTRICTS AFFECTED) (3- VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Approve the Schematic Design Drawings for Phase I of the Grand Avenue Project contingent upon the Developer integrating changes in the Design Development Drawings, as also recommended to the Grand Avenue Authority, to address surface material analysis and the mitigation of light and glare, landscape plans and sidewalk widths, as detailed herein.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to obtain your Board's approval of the Schematic Design Drawings for Phase I, Parcel Q of the Grand Avenue Project (Project). Approval of the drawings by your Board is required pursuant to the terms and conditions of the Disposition and Development Agreement (DDA) between the Grand Avenue Authority (Authority) and the Grand Avenue L.A., LLC (Developer), which was previously approved by your Board as to form and substance.

A complete set of the schematic design drawings is available for public review in the Chief Administrative Office, 754 Hall of Administration, 500 West Temple Street, Los Angeles, CA 90012, and includes detailed floor plans of each land use, elevations, public area features, landscape features, parking facilities, and building sections. The design of the Civic Park is on a separate track from the design of Parcel Q. Schematic design of the Park will be brought to your Board in a future meeting.

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As required by the prior Project approvals, the Authority and The Community Redevelopment Agency of the City of Los Angeles (CRA) are also reviewing this stage of Project design. The Authority is scheduled to act on the drawings at its meeting scheduled for June 11, 2007, one day before your Board meeting on this recommendation, and the CRA is scheduled to act on the drawings at its meeting scheduled for June 21, 2007.

County staff from the Department of Public Works and Chief Administrative Office reviewed the schematic design documents and did not identify any significant design issues to be addressed at this stage of review. Moreover, staff has determined that the Schematic Design Drawings appear to logically evolve from the Concept Design Drawings previously approved by your Board.

The CRA staff and Grand Avenue Committee staff have also reviewed the plans. The County staff has reviewed and concurs with the recommendations which the Grand Avenue Committee is making to the Authority to approve the schematic design contingent upon conditions and clarifications on several issues to be submitted no later than the next step of design review, the Design Development Drawings, to address timing of submissions on surface materials and the mitigation of light and glare, landscape plans and to address sidewalk widths.

The clarifications recommended by reviewing staffs of the governing agencies and recommended to the Authority require submittal of the Developer's design plan and technical analysis that demonstrate that the final selection of building materials will not create a significant light or glare impact, consistent with the previously adopted conditions of approval and Mitigation Monitoring and Reporting Program adopted in connection with the Final Environmental Impact Report, and the scheduled submittal of landscape plans and public art plan no later than the submission of Design Development documents. In addition, recommended clarifications from the CRA on sidewalk widths would give the Developer an alternative to the minimum street widths in the Scope of Development in the DDA, on upper Grand Avenue, to reduce the minimum sidewalk width to 12 feet for up to on third of the street frontage if the average sidewalk width of the entire street frontage is no less than 22 feet.

The staff review also has verified that the schematic design documents conform to the approved Project requirements for the integration of affordable housing and market rate units in the residential plans for Phase I. The drawings indicate that 20% of the total residential units are affordable rental units and that these units and the market rate units located in Tower 2 have common access to the residential tower and garage and a common ground floor building lobby.

Implementation of Strategic Plan Goals

The recommendation is consistent with the Countywide Strategic Plan goals of Service Excellence and Fiscal Responsibility (Goals 1 and 4). The Grand Avenue Project will provide a comprehensive, integrated development of a County parcel which will generate rental payments to the County and increase property taxes while increasing residential and commercial opportunities.

FISCAL IMPACT/FINANCING

Approval of the schematic design drawings has no fiscal impact to the County budget, as the project costs for Phase I is being privately funded by the Developer.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Your Board's approval of the Schematic Design Drawings is defined and required by Section 405 of the DDA. Reviewing staffs will monitor the compliance with these recommended clarifications in the review of the Design Development Drawings, which are required to logically evolve from the Schematic Design Drawings and comply with previously approved requirements.

Prior Project documentation and approvals have found that the Project is consistent with applicable land use plans, including the Bunker Hill Redevelopment Plan. The recommended approval of the Schematic Design Drawings for the Phase I mixed uses of this Project on County owned Parcel Q is consistent with the redevelopment plan requirements for Phase I and for the approved scope of Phases I – III of the Project based upon analyses by the CRA and approved by the Authority and its member agencies.

ENVIRONMENTAL DOCUMENTATION

In November 2006 the Authority Board, as lead agency under the California Environmental Quality Act (CEQA), certified the Final Environmental Report (FEIR) for the Project and took related actions to adopt conditions of approval, a Mitigation Monitoring and Reporting Program and applicable findings. The approval of Schematic Design Drawings for Phase I of the Project is an anticipated use of the previously certified EIR. No changes to the Project or its circumstances have occurred and no relevant new information is available which would indicate that any changes or additions are necessary which would require either an addendum or a supplement to the FEIR based upon applicable CEQA standards and a review of the FEIR and related approved Project documentation. No further environmental documentation is required for compliance with CEQA.

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IMPACT ON CURRENT SERVICES (OR PROJECTS)

Phase I of the Project is on schedule to commence construction in October 2007. This will require closure of Parking Lot 17 which will impact juror parking. Since juror parking continues to be the responsibility of the County, replacement parking will be provided across the street at the Walt Disney Concert Hall Garage. We will continue to work with the Internal Services Department and the juror parking services at the Superior Court to ensure a smooth transition for this critical service.

CONCLUSION

Upon approval of the recommended actions by your Board, please submit five fully executed copies of the Board letter to the Chief Administrative Office, Property Development Section.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "David E. Janssen", with a stylized flourish at the end.

DAVID E. JANSSEN
Chief Administrative Officer

DEJ:JSE
SHK:mc

c: County Counsel
Internal Services Department
Department of Public Works
Superior Court